

BOROUGH OF ISLAND HEIGHTS

PLANNING BOARD

REGULAR MEETING MINUTES

AUGUST 10, 2023 – 7:00 P.M.

VICE CHAIR MACNEAL:

CALLED THE MEETING TO ORDER AT 7:00 P.M.

VICE CHAIR MACNEAL LED ALL IN THE:

SALUTE TO THE FLAG OF THE UNITED STATES OF AMERICA

VICE CHAIR MACNEAL READ THE FOLLOWING:

PUBLIC MEETING ANNOUNCEMENT:

IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT OF THE STATE OF NEW JERSEY, ADEQUATE NOTICE OF THIS MEETING WAS PUBLISHED IN THE ASBURY PARK PRESS AND THE NEWARK STAR LEDGER ON NOVEMBER 19, 2022 STATING THE TIME, DATE, PLACE OF THIS MEETING. NOTICE OF THIS MEETING WAS ALSO POSTED ON THE BOROUGH BULLETIN BOARD, ADVERTISED ON THE BOROUGH TELEVISION CHANNEL AND WEBSITE.

THIS MEETING IS A JUDICIAL PROCEEDING, ANY QUESTIONS OR COMMENTS MUST BE LIMITED TO ISSUES THAT ARE RELEVANT TO WHAT THE BOARD MAY LEGALLY CONSIDER IN REACHING A DECISION, AND DECORUM APPROPRIATE TO A JUDICIAL HEARING MUST BE MAINTAINED AT ALL TIMES.

VICE CHAIR MACNEAL REQUESTED THE:

ROLL CALL OF THE MEMBERS OF THE PLANNING BOARD:

| | | |
|---------------|----------------|---------------|
| Mr. Baxter | Present | <u>Absent</u> |
| Ms. Bottomley | Present | <u>Absent</u> |
| Mr. Boyko | Present | <u>Absent</u> |
| Ms. Kier | <u>Present</u> | Absent |
| Mr. Noble | Present | <u>Absent</u> |
| Mr. MacNeal | <u>Present</u> | Absent |
| Mr. Parisi | <u>Present</u> | Absent |
| Ms. Pendleton | Present | <u>Absent</u> |
| Mr. Richert | <u>Present</u> | Absent |
| Mr. Slavick | <u>Present</u> | Absent |
| Mr. Wilber | Present | <u>Absent</u> |

VICE CHAIR MACNEAL TURNED THE FLOOR OVER TO MR. BRADY:

Mr. Brady provided Board Members with a refresher training on the standards, legal principles and current case law to be considered in the issuance of variances by the Board.

VICE CHAIR MACNEAL INTRODUCED THE:

APPROVAL OF PRIOR MEETING MINUTES:

Adoption of the Proposed Minutes of the Board Meeting Conducted on July 13, 2023

Motion: Mr. Parisi

Second: Ms. Kier

Board Comments/Discussion: None

Voting Record:

| | | | | |
|-------------------------------------|--|--|--------------------------------------|-----------------------------------|
| Mr. Baxter Yes/No <u>Abs.</u> | Ms. Bottomley Yes/No <u>Abs.</u> | Mr. Boyko Yes/No <u>Abs.</u> | Mr. Richert <u>Yes/No</u> Abs. | Ms. Kier <u>Yes/No</u> Abs. |
| | Mr. Parisi <u>Yes/No</u> Abs. | Ms. Pendleton Yes/No <u>Abs.</u> | Mr. MacNeal <u>Yes/No</u> Abs. | |
| | Mr. Noble Yes/No <u>Abs.</u> | Mr. Slavick Yes/No <u>Abs.</u> | Mr. Wilber Yes/No <u>Abs.</u> | |

VICE CHAIR MACNEAL INTRODUCED:

Block 28 – Lot 44 – 160 Van Sant Avenue – O’Donell – Roof Extension Variance

Presentation by Applicant:

Robert Santangelo – was recognized by the Chair as the attorney for the applicant. He advised that the applicant wishes to replace his front steps and door while placing a small roof extension over the front stairs. As the applicant’s front setback is non-conforming a variance is required.

Robert O’Donnell – was recognized by the Chair as the applicant and was sworn in by Mr. Brady. He explained the details of the proposed project for the Board.

Board Member Questions:

None

Public Comments:

None

Vice Chair MacNeal entertained a

Motion to Approve the Application (Variance)

Motion: Mr. Parisi
Second: Mr. Slavick

Board Member Comments: None

Voting Record:

| | | | | |
|-------------------------------------|--|--|--------------------------------------|-----------------------------------|
| Mr. Baxter Yes/No <u>Abs.</u> | Ms. Bottomley Yes/No <u>Abs.</u> | Mr. Boyko Yes/No <u>Abs.</u> | Mr. Richert <u>Yes/No</u> Abs. | Ms. Kier <u>Yes/No</u> Abs. |
| | Mr. Parisi <u>Yes/No</u> Abs. | Ms. Pendleton Yes/No <u>Abs.</u> | Mr. MacNeal <u>Yes/No</u> Abs. | |
| | Mr. Noble Yes/No <u>Abs.</u> | Mr. Slavick <u>Yes/No</u> Abs. | Mr. Wilber Yes/No <u>Abs.</u> | |

VICE CHAIR MACNEAL INTRODUCED:

Block 32 – Lot 8 – 256 Summit Avenue – Simmons – Minor Subdivision

Mr. Brady explained that this matter had not been properly noticed and that there are additional problems with the application that are detailed in a letter sent to the applicant and provided to Board Members. In keeping with the foregoing, the Board cannot hear this matter.

Note: the applicant was not present.

VICE CHAIR MACNEAL INTRODUCED:

Consideration of Proposed Ordinance 2023-10 – An Ordinance of the Borough of Island Heights, County of Ocean, State of New Jersey, Amending and Supplementing Chapter 32 of the Borough Code Entitled Zoning

Presentation by Borough Clerk/Board Attorney:

Mr. Asay and Mr. Brady explained that this proposed Ordinance would amend the Borough Zoning Code to bring it into alignment with the historic activities in the covered commercial zone. Mr. Brady stipulated that this change is in conformity with the Borough Master Plan.

Board Member Questions:

None

Vice Chair MacNeal entertained a:

Motion to Recommend Adoption of Proposed Ordinance 2023-10
By the Mayor and Council

Motion: Mr. Parisi
Second: Ms. Kier

Board Member Comments: None

Voting Record:

| | | | | |
|-------------------------------------|--|--|--------------------------------------|-----------------------------------|
| Mr. Baxter Yes/No <u>Abs.</u> | Ms. Bottomley Yes/No <u>Abs.</u> | Mr. Boyko Yes/No <u>Abs.</u> | Mr. Richert <u>Yes/No</u> Abs. | Ms. Kier <u>Yes/No</u> Abs. |
| | Mr. Parisi <u>Yes/No</u> Abs. | Ms. Pendleton Yes/No <u>Abs.</u> | Mr. MacNeal <u>Yes/No</u> Abs. | |
| | Mr. Noble Yes/No <u>Abs.</u> | Mr. Slavick <u>Yes/No</u> Abs. | Mr. Wilber Yes/No <u>Abs.</u> | |

VICE CHAIR MACNEAL ENTERTAINED A MOTION FOR:

MEETING ADJOURNMENT

Motion to Adjourn:

Motion: Mr. Richert

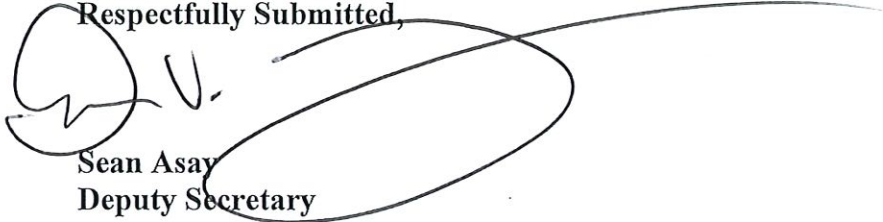
Second: Ms. Kier

Voice Vote

Yes: Unanimous

No: _____

Respectfully Submitted,

A large, stylized handwritten signature in black ink, appearing to be 'Sean Asay', written over the printed name and title.

Sean Asay
Deputy Secretary